



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

October 27, 1980

PRESENT: Coulter, Kulmala, Sauer, Hannaford, Raftery, Chaput

Minutes of the July 7 meeting were deferred.

Minutes of the August 11 meeting were accepted as read.

Minutes of the October 14 meeting were amended to clarify the third and fourth sentences of the seventh paragraph. Nathan Lane is the road which connects Munroe Hill Road to Virginia Farme; Aaron Way is the short deadend road off of Munroe Hill Road. The minutes were accepted as amended.

A letter was received from DPW Chief Roger Davis stating that he had no objection to the Harte plan ("South Slope") at the end of Sunset Road. In fact, he felt it was an advantage to have the turnaround. Vivian Chaput reported that Fire Chief Bob Koning felt the same way. It was reported that Richard Deppe, Carlisle Schools, agreed and had indicated that under the current situation it is necessary to get permission from property owners to turn the kindergarten buses on private land. This will not be necessary when the Sunset Road extension becomes an accepted Town road. DPW maintenance of the narrow width and poor condition of the road would have to be looked at by the Board of Selectmen.

Tom Raftery reported that Town Counsel Neil Melone had no problems with consideration of the subdivision as an extension of Sunset Road. For purposes of the South Slope Preliminary Subdivision Plan, it was moved to waive sections 4A1a, 4A5a and 4A5b to allow the extended deadend street and to waive section 5B2 to allow the street to be as narrow as 18 feet, subject to the overriding provision of Town Bylaw, Article 10, Section 1H. The motion was seconded.

The above motion was amended to read "Approve the subsection preliminary plan subject to the waivers." The amendment was seconded and unanimously voted in favor. There was a motion to amend by deleting the reference to 18 feet and instead allow the road width to be 20 feet as shown on the plan. The motion was seconded and voted 5 in favor, 1 against.

The amended motion now reads: "Moved to approve the South Slope Preliminary Subdivision Plan subject to the waiver of sections 4A1a, 4A5a and 4A5b of the Subdivision Rules and Regulations to allow the extended deadend street and to allow the road width to be 20 feet as shown on the plan." The motion was voted unanimously in favor.

Larue Renfroe, owner of property on South Street, was present to request approval of his plan to turn the barn next to the Assurance Technology building into a two-family dwelling. When he had applied for a building permit for this work under 3B1b of the Bylaws, an article which states that a one-family house in existence in 1962 could be altered to a two-family residence, Building Inspector Bob Koning indicated to him that approval by the Planning Board and Board of Health would be all that was necessary before he could issue the permit. The Planning Board was unsure of its right to make a determination on this question. It was decided to defer any formal recommendation on this request until after discussion with Koning.

George Nickerson was present for releases on lots on Oak Knoll. It was moved to release Lots 1, 5, 7, 8, 10 and 11 as shown on the Definitive Plan of Hemlock Estates. The motion was seconded and voted 5 in favor, 1 abstaining.

Mary Degarmo explained the purposes of the League of Women Voters "workshop" to be held on October 28. Vivian Chaput offered a draft presentation for consideration by the Board. As part of the discussion, Tom Rafter reported that as a result of recent conversation with Metcalf & Eddy, he expects soon to get a preliminary report regarding Town Center water studies.

Kay Kulmala reported that the Town Clerk would be getting some material entered on a word processor and the Planning Board may be able to use some of the space. Dick Coulter will follow up on this project.

Four Seasons will present a status report on November 10. The following meeting of the Planning Board will be held on November 18 because of the November 24 conflict with Town Meeting.

In discussion of the on-going study of sites for town facilities, it was reported that the Bates property on Bedford Road is now under consideration. Test borings on the Kennedy property were very bad.

The LWV questionnaire was discussed. Tom Raftery made some suggestions for questions to be included which he thought would help him and the water study subcommittee. Kay Kulmala also listed some questions which she felt should be reworded; she will communicate with Marge Getchell.

The meeting adjourned at 11:15 p.m.

Respectfully submitted,

Meredith DeLong  
Secretary to the Board